

Capital Planning Committee Meeting Minutes November 29, 2018

In attendance were: Stephen Andrew
Joseph Barr
Charlie Foscett
Chris Moore
Sandy Pooler
Barbara Thornton
Andrea Nicolay, Director of Libraries

Not in attendance: Ida Cody
Amy Fidalgo, Management Analyst
Phyllis Marshall-Hartman
Brian Rehrig
Timur Yontar

Meeting Opened: Charlie Foscett called the meeting to order at 5:10pm.

Libraries: Andrea Nicolay, Director of Libraries presented plans for two library projects. In FY17, the libraries undertook a space planning study to address deficiencies in both Robbins and Fox libraries. The goals of the projects are:

- 1) Expand library spaces for children and teens to meet increasing demand and Arlington's population growth. Design includes new story time space at Robbins and more space for kids and teens at Fox.
- 2) Increase availability of flexible and accessible public meeting spaces. A total of seven new public meeting spaces of varying size all accessible plus reconfigured staff space to allow library staff meetings that don't take up public meeting rooms.
- 3) Maintaining Arlington's libraries as first-class facilities as needs change (e.g. non-traditional collections need new space, bathrooms need to be brought up to code, accessibility)

Robbins: proposal includes a small addition on the rear of the library as well as reconfiguration of spaces throughout. The current cost estimate is \$8.5M + 15% for fit out + \$490k for OPM + 10% for design + 10% for contingency = \$12-13M. Project would be phased and the library kept open for the duration of the process. Charlie Foscett asked if there would be additional costs to maintain security and access to the library and collections and relocating programs during the project. Ms. Nicolay will investigate to be sure that such costs are included.

Fox: proposal is to replace the current structure with a new single-story library with an identical footprint. Cost estimate is \$6.5M + 15% for fit out + OPM + design + 10% contingency = \$8.5M. Joseph Barr and others noted that building a single-story replacement seemed inconsistent with the location and master plan. Ms. Nicolay is focused on the part of the building that MBLC may support. She is open to being part of a multi-floor building if other funding sources can be found to support the upper floors.

Funding: State aid may be available (MBLC) but timing of a new grant round is uncertain. Comparable projects in other towns have seen 31-34% reimbursement from MBLC. Arlington Libraries Foundation is preparing for a multi-year capital campaign.

Minutes: The minutes of the meeting of November 15, 2018 were unanimously approved.

Special Town Meeting: Sandy Pooler presented on the DPW funding article on the STM warrant. The request is for \$1.2M to fund further development of the design so that we can get a better cost estimate for a potential request to the 2019 Town Meeting. Funds for this request would come from the retained earnings of the Water & Sewer Enterprise Fund. Overall, it is anticipated that approximately one-third of project cost will be borne by the enterprise fund corresponding to the approximate usage of the buildings by water & sewer uses. Approved 5-0-1.

Organization: The Chairman will be absent at the next meeting and the vice chairman may be as well. In that event, Stephen Andrew will serve as chair.

Preliminary Votes:

Vans for seniors: approve 6-0

Veterans Memorials: hold for info on costs

Monument Square: cancelled, plaza project is on hold.

Whittemore Robbins House: hold for CPA

Whittemore Robbins Cottage: approve 6-0

Whittemore Robbins Kitchen: approve 4-2

Carriage house interior renovation: 4-2

Senior Center: \$6M phased, approved 6-0

Planning and Redevelopment board capital projects: approved, 6-0

Whittemore Park: hold 4-2

Adjournment: The meeting was unanimously adjourned at 7:07pm.